154.0	0003	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,353,600 / 1,353,600
					USE VALUE:	1,353,600 / 1,353,600
					ASSESSED:	1,353,600 / 1,353,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		GLENBURN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MELK ROBERT LOUIS
Owner 2:	
Owner 3:	
Street 1:	33 GLENBURN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CARNEY JOHN A -
Owner 2:	-
Street 1:	98 RICHFIELD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1921, having primarily Clapboard Exterior and 4500 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	895,300	2,300	456,000	1,353,600
Total Card	0.115	895,300	2,300	456,000	1,353,600
Total Parcel	0.115	895,300	2,300	456,000	1,353,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 300.80 /Parcel: 300.80

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 102739

GIS Ref

GIS Ref

Insp Date 08/14/20

!12114!

PREVIOUS ASSESSMENT

Parcel ID 154.0-0003-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	895,300	2300	5,000.	456,000	1,353,600		Year end	12/23/2021
2021	101	FV	737,000	2300	5,000.	456,000	1,195,300		Year End Roll	12/10/2020
2020	101	FV	165,300	2300	5,000.	456,000	623,600	623,600	Year End Roll	12/18/2019
2019	101	FV	153,600	2300	5,000.	427,500	583,400	583,400	Year End Roll	1/3/2019
2018	101	FV	153,600	2300	5,000.	353,400	509,300	509,300	Year End Roll	12/20/2017
2017	101	FV	153,600	2300	5,000.	324,900	480,800	480,800	Year End Roll	1/3/2017
2016	101	FV	153,600	2300	5,000.	296,400	452,300	452,300	Year End	1/4/2016
2015	101	FV	135,400	2300	5,000.	290,700	428,400	428,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:57:07

LAST REV

Date	Time
05/26/21	14:26:02
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12114

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY JOHN A,	75723-397	1	9/25/2020		1,500,000	No	No		
GREABLE WILLIAM	73844-359	1	12/18/2019	Change>Sale	575,000	No	No		
PIGOTTJOHN/JAME	47164-224		3/27/2006		430,000	No	No		
BRAUN ALICE M/J	46062-472		9/9/2005	Estate/Div	330,000	No	No		
BRAUN WALTER J	43827-38		10/1/2004	Family	1	No	No		
	13783-652		9/7/1979	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2020	540	Heat App	15,000	C				
1/14/2020	103	Addition	140,000	O				
11/10/2015	1746	Manual	2,700					
9/28/1992	479	Manual	3,900					REPAIR PORCH-WINDO

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
8/14/2020	Measured	DGM	D Mann
7/7/2020	Permit Visit	DGM	D Mann
1/23/2020	SQ Mailed	JO	Jenny O
6/27/2018	TTL REFUSAL	HS	Hanne S
11/14/2008	Meas/Inspect	355	PATRIOT
12/16/1999	Mailer Sent		
11/24/1999	Measured	270	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	102739
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1921	Eff Yr Blt:	2020
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	50	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.93571424
Const Adj.:	0.99989998
Adj $ / SQ:	121.631
Other Features:	98027
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	904390
Depreciation:	9044
Depreciated Total:	895346

COMMENTS

OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

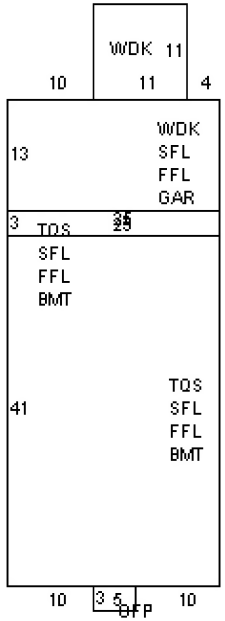
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	177.58
Special Features:	0	Val/Su Net:	161.00
Final Total:	895300	Val/Su SzAd	243.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,425	121.630	173,324
SFL	Second Floor	1,425	121.630	173,324
BMT	Basement	1,100	57.010	62,716
TQS	3/4 Story	825	121.630	100,345
WDK	Deck	446	8.240	3,676
GAR	Garage	325	22.690	7,374
OFP	Open Porch	15	44.000	660
	Net Sketched Area:	5,561	Total:	521,419
Size Ad	3675	Gross Area	5836	FinArea 4500

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X18	A	PR	1960	24.92	T	64	101			2,300			2,300

PARCEL ID

154.0-0003-0017.0

More:	N	Total Yard Items:	2,300	Total Special Featues:		Total:	2,300